

049.0

0002

0019.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

983,200 / 983,200

USE VALUE:

983,200 / 983,200

ASSESSED:

983,200 / 983,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KANE WALTER & CHRISTIAN / TRS

Owner 2: WALTER KANE REVOCABLE TRUST

Owner 3:

Street 1: 71 MYSTIC ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MCCONNELL CLAIRE JANICE/ESTATE -

Owner 2: -

Street 1: 71 MYSTIC ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 13,224 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1900, having primarily Wood Shingle Exterior and 2550 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		13224		Sq. Ft.	Site		0	70.	0.56	11			Med. Tr	-10					514,530						514,500	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
105							13224.000		468,300		400		514,500		983,200							
Total Card							0.304		468,300		400		514,500		983,200		Entered Lot Size					
Total Parcel							0.304		468,300		400		514,500		983,200		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								
049.0-0002-0019.A								
TAX YR								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	105	FV	468,300	400	13,224.	514,500	983,200	983,200
2019	105	FV	381,100	400	13,224.	514,500	896,000	896,000
2018	105	FV	381,100	400	13,224.	345,500	727,000	727,000
2017	105	FV	358,500	400	13,224.	330,800	689,700	689,700
2016	105	FV	358,500	400	13,224.	301,400	660,300	660,300
2015	105	FV	302,000	400	13,224.	242,600	545,000	545,000
2014	105	FV	302,000	400	13,224.	216,800	519,200	519,200
2013	105	FV	313,300	400	13,224.	205,800	519,500	519,500

Parcel ID

049.0-0002-0019.A

Date

12/18/2019

Notes

Year End Roll

Date

1/3/2019

Time

12/20/2017

Notes

Year End Roll

Date

1/3/2017

Time

1/4/2016

Notes

Year End Roll

Date

12/11/2014

Time

12/16/2013

Notes

Year End Roll

Date

11/21/19

Time

18:11:41

Notes

jorourke

Date

4132

Time

ASR Map:

Notes

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Notes

Sign:

VERIFICATION OF VISIT NOT DATA
